

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Rent		Net Absorption		
				Direct	Direct SF	Sublet	NNN	OpEx	2018	2019	2020 YTD
TIER I											
450 E Las Olas Blvd	210,225	1997	3.0x	3.2%	6,760	2.8%	\$40.00	\$17.50	32,458	12,328	(693)
BAML Plaza at Las Olas City Centre	408,079	2002	3.0x	9.5%	38,639	0.7%	\$40.00	\$17.90	(9,317)	(8,378)	(22,360)
350 Las Olas Centre	264,214	1999	3.0x	10.9%	28,847	11.1%	\$40.00	\$17.50	(6,976)	(4,658)	12,231
Total / Weighted Average	882,518	2000	3.0x	8.4%	74,246	4.3%	\$40.00	\$17.68	16,165	(708)	(10,822)

TIER II											
SunTrust Center	218,635	1992	2.5x	12.2%	26,665	1.9%	\$38.88	\$17.57	4,133	(12,875)	(4,877)
200 East Las Olas	287,043	1990	2.4x	26.0%	74,665	0.8%	\$36.00	\$15.91	(21,327)	(32,331)	(7,804)
One Financial Plaza	272,653	1972	2.5x	15.7%	42,719	1.0%	\$35.50	\$17.66	4,779	(10,178)	(3,246)
200 East Broward	235,103	1992	2.4x	7.0%	16,396	0.0%	\$34.50	\$17.57	2,193	6,630	(37,439)
The AutoNation Building	204,337	2007	2.5x	3.2%	6,590	0.0%	\$30.00	\$16.93	6,336	(4,516)	11,481
301 Plaza @ Las Olas Blvd	87,741	1947	2.5x	44.7%	39,231	0.0%	\$30.00	\$15.75	0	0	(15,356)
Broward Financial Centre	325,486	1986	3.0x	15.9%	51,638	7.6%	\$29.34	\$16.78	(9,554)	(35,865)	(10,083)
300 Las Olas Place	219,220	2000	2.0x	5.2%	11,500	0.0%	\$23.57	\$16.43	(345)	5,471	(975)
Total / Weighted Average	1,850,218	1986	2.5x	14.6%	269,404	1.8%	\$32.48	\$16.89	(13,785)	(83,664)	(68,299)

TIER III											
110 Tower	394,830	1988	2.5x	15.2%	59,957	1.5%	\$31.40	\$15.67	(35,097)	55,108	16,331
1 E Broward	351,705	1983	2.5x	10.4%	36,482	2.1%	\$29.00	\$15.75	5,735	479	(4,189)
Corporate Center	342,465	1981	4.0x	61.4%	210,402	0.0%	\$28.00	\$12.53	(22,329)	80	4,245
Tower 101	266,620	2001	2.5x	20.0%	53,290	18.6%	\$27.00	\$17.05	(22,453)	(9,034)	(65,587)
Plaza 100	165,627	1983	3.0x	23.4%	38,753	1.5%	\$25.00	\$14.11	(15,121)	12,143	(21,341)
101 Centre	50,205	1986	2.5x	12.7%	6,354	0.0%	\$24.00	\$16.86	4,793	(35)	(2,141)
Total / Weighted Average	1,571,452	1987	2.9x	25.8%	405,238	4.2%	\$28.46	\$15.11	(84,472)	58,741	(72,682)

Total Competitive Set*	4,304,188	1989	2.7x	17.4%	748,888	3.2%	\$32.56	\$16.41	(82,092)	(25,631)	(151,803)
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Note: 28% of the market's vacancy is due to Corporate Center

UNDER CONSTRUCTION											
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants					
550 Building	95,532	2021	\$29.00	-	22,928	Bank OZK, Legacy Fit, Berger Commercial					
The Main Las Olas	369,809	2021	\$44.00	-	85,047	Akerman, BBX Capital, Berger Singerman					
Total / Weighted Average	465,341	2021	\$40.92	-	107,975						

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
450 E Las Olas Blvd	RREEF	Mar-14	\$99	\$430	88.0%	6.2%	USAA	Transwestern	ComReal
BAML Plaza at Las Olas City Centre	RREEF	Sep-16	\$220	\$539	99.0%	6.0%	JP Morgan	JLL	ComReal
350 Las Olas Centre	RREEF	Mar-14	\$105	\$430	88.0%	6.2%	USAA	Transwestern	ComReal
TIER II									
SunTrust Center	Steelbridge	Jun-16	\$75	\$342	89.8%	5.5%	SunTrust	Steelbridge	C&W
200 East Las Olas	PGIM/Stiles JV	Dec-14	\$108	\$383	85.6%	4.9%	Invesco	Stiles	Avison Young
One Financial Plaza	Alliance HSP	Sep-19	\$117	\$429	88.3%	6.0%	Crocker Partners	Crocker Partners	Tower
200 East Broward	Oak Tree/Banyan JV	Oct-17	\$82	\$361	91.9%	5.8%	TA Realty	Colliers	Colliers
The AutoNation Building	Stiles	-	-	-	-	-	-	Stiles	Stiles
301 Plaza @ Las Olas Blvd	Stiles	Jun-99	-	-	-	-	Third Avenue Associates	Stiles	Stiles
Broward Financial Centre	AGS Properties	Nov-14	\$112	\$345	88.2%	5.2%	DRA	Butters Realty	ComReal
300 Las Olas Place	Franklin Resources	Dec-10	\$30	\$290	98.0%	6.7%	Stiles	-	Echelon RE
TIER III									
110 Tower	IP Capital	Oct-16	\$113	\$286	83.0%	5.9%	GenCap Group	C&W	Colliers
1 E Broward	PCCP/NAI JV	Oct-18	\$109	\$308	90.7%	6.8%	Ivy	NAI	NAI
Corporate Center	Stockbridge	Jan-18	\$41	\$120	40.0%	(0.9%)	LNR	CBRE	C&W
Tower 101	Ivy	Jan-16	\$44	\$247	97.0%	6.6%	PCCP	Banyan Street	C&W
Plaza 100	Zurich	Aug-16	\$47	\$281	94.0%	6.2%	Brookwood	Brookwood Management	JLL
101 Centre	Ivy	Jan-16	\$12	\$247	83.3%	6.6%	PCCP	Banyan Street	C&W

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price (\$MM)	Dev. Cost (PSF)
550 Building	Douglas Management	Blackhawk Properties	\$3.6*	-
The Main Las Olas	Stiles	Shorenstein	N/A**	\$550

**purchased existing 30k SF building for \$3.6MM*
***land is owned by Broward College and leased to owner/developer*